048.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,100 / 894,100
					USE VALUE:	894,100 / 894,100
					ASSESSED:	894,100 / 894,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHANAHAN JOSEPH V/TRUSTEE
Owner 2:	SILVA FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	73 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA THOMAS B & PAULA B -
Owner 2:	-
Street 1:	73 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,645 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asbestos Exterior and 2514 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5645.000	422,600		471,500	894,100
Total Card	0.130	422,600		471,500	894,100
Total Parcel	0.130	422,600		471,500	894,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.65 | /Parcel: 355.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34322
GIS Ref	
GIS Ref	
Insp Date	12/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,800	0	5,645.	471,500	894,300	894,300	Year End Roll	12/18/2019
2019	104	FV	330,100	0	5,645.	500,900	831,000	831,000	Year End Roll	1/3/2019
2018	104	FV	330,100	0	5,645.	365,400	695,500	695,500	Year End Roll	12/20/2017
2017	104	FV	309,900	0	5,645.	318,200	628,100	628,100	Year End Roll	1/3/2017
2016	104	FV	309,900	0	5,645.	271,100	581,000	581,000	Year End	1/4/2016
2015	104	FV	276,900	0	5,645.	265,200	542,100	542,100	Year End Roll	12/11/2014
2014	104	FV	276,900	0	5,645.	218,100	495,000	495,000	Year End Roll	12/16/2013
2013	104	FV	287,800	0	5,645.	207,500	495,300	495,300		12/13/2012

!4092!

PRINT

Date	Time
12/10/20	19:10:19

LAST REV

Date	Time
04/09/19	15:36:25
apro	
4092	

USER DEFINED

Prior Id # 1:	34322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA THOMAS B	57944-19		11/25/2011	Convenience	1	No	No		
	11935-70		12/21/1970		29,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
1/12/2008	Meas/Inspect	189	PATRIOT
4/13/2000	Inspected	263	PATRIOT
3/7/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5645		Sq. Ft.	Site		0	80.	1.04	1									471,479						471,500	

Total AC/HA: 0.12959 | Total SF/SM: 5645 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 471,479 | Spl Credit | Total: 471,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11542547
Const Adj.:	0.93798429
Adj $ / SQ:	177.863
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612430
Depreciation:	189853
Depreciated Total:	422577

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

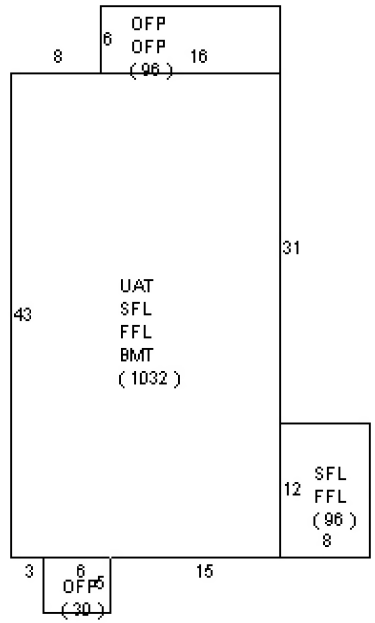
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.86
Special Features:	0	Val/Su Net:	112.15
Final Total:	422600	Val/Su SzAd	187.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	177.860	200,629
SFL	Second Floor	1,128	177.860	200,629
BMT	Basement	1,032	53.360	55,066
UAT	Upper Attic	258	124.500	32,122
OFP	Open Porch	222	22.450	4,984

Net Sketched Area:	3,768			Total:	493,430
Size Ad	2256	Gross Are	4542	FinArea	2514

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

048.0-0005-0014.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	